

# Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## Levy Authority Summary

Local Government Name: CORALVILLE  
Local Government Number: 52G481

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CORALVILLE CPMI URBAN RENEWAL	52002	11
CORALVILLE 12TH AVE URBAN RENEWAL	52007	5
CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL	52026	9

**TIF Debt Outstanding: 342,364,303**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:</b>	<b>3,602,105</b>	<b>0</b>	<b>Amount of 07-01-2013 Cash Balance Restricted for LMI</b>
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TIF Revenue:	17,679,076
TIF Sp. Revenue Fund Interest:	1,859
Asset Sales & Loan Repayments:	4,498,576
<b>Total Revenue:</b>	<b>22,179,511</b>

Rebate Expenditures:	0
Non-Rebate Expenditures:	22,525,336
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>22,525,336</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:</b>	<b>3,256,280</b>	<b>0</b>	<b>Amount of 06-30-2014 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 316,582,687**

## Urban Renewal Area Data Collection

Local Government Name: CORALVILLE (52G481)  
 Urban Renewal Area: CORALVILLE CPMI URBAN RENEWAL  
 UR Area Number: 52002  
 UR Area Creation Date: 07/1989

UR Area Purpose: To Preserve and create an environment within the area which will protect the health, safety and general welfare of the residents of the City of Coralville.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR - CPMI TIF INCREMENT	52115	52116	5,372,100
CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR - CADSI TIF INCREMENT	52151	52152	1,847,600
CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR - NEURAL TIF INCREMENT	52153	52154	2,169,700
CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR - URO SURGE TIF INCREMENT	52157	52158	1,724,100
CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR-NCS TIF INCREMENT	52212	52213	6,600,000
CORALVILLE CITY/IOWA CITY SCH/OAKDALE UR-OAKDALE SYSTEMS TIF INCREMENT	52214	52215	525,000
CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR-TMD TIF INCR	52264	52265	3,629,800
CORALVILLE CITY/IOWA CITY SCH/OAKDALE UR 4TH AMD TIF INCREMENT	52289	52290	3,107,322
CORALVILLE CITY AG/IOWA CITY SCH/OAKDALE UR 4TH AMD TIF AG INCREMENT	52291	52292	0
CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR INCREMENT	52309	52310	2,766,400
CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR-BIOVENTURES INCREMENT	52323	52324	12,000,000

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	23,269	0	40,080,330	0	0	0	40,103,599	0	40,103,599
Taxable	13,945	0	40,080,330	0	0	0	40,094,275	0	40,094,275
Homestead Credits									0

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** **311,878** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 1,837,560  
 TIF Sp. Revenue Fund Interest: 273  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 1,837,833**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 2,167,892  
 Returned to County Treasurer: 0  
**Total Expenditures: 2,167,892**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** **-18,181** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For CORALVILLE CPMI URBAN RENEWAL

### North Fire Station

Description:	Construct 2nd fire station in North Coralville
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

### Medirev

Description:	Private Redevelopment Grant
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

### Youth Sports Complex

Description:	Recreational Facilities
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	Yes

### Forever Green Road

Description:	Improve road and intersection at Hwy 965
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Bioventures

Description:	Economic Dev - U of I Bioventures Bldg
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

### Coral Ridge Avenue

Description:	Design of Coral Ridge Ave
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### NCS

Description:	Economic Development Grant
Classification:	Commercial - office properties
Physically Complete:	Yes

Payments Complete:	Yes
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## **Hunter Properties/Pearson**

Description:	Economic Development Grant
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

## **TMD / Pearson**

Description:	Economic Development Grant
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

## **Corridor Office Solutions/Noel-Levitz**

Description:	Economic Development Grant
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

## **Emrico Properties/LMS**

Description:	Economic Development Grant
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

## **Administrative & Maintenance**

Description:	UR Administrative & Area Maintenance Expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

## **Sedgwick**

Description:	Economic Development Grant
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For CORALVILLE CPMI URBAN RENEWAL

### 2009A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,650,000
Interest:	639,290
Total:	6,289,290
Annual Appropriation?:	No
Date Incurred:	02/01/2009
FY of Last Payment:	2020

### 2012 C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,035,000
Interest:	152,670
Total:	1,187,670
Annual Appropriation?:	No
Date Incurred:	06/25/2012
FY of Last Payment:	2031

### 2012 G

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	420,000
Interest:	103,950
Total:	523,950
Annual Appropriation?:	No
Date Incurred:	06/25/2012
FY of Last Payment:	2022

### 2008C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,815,000
Interest:	510,873
Total:	3,325,873
Annual Appropriation?:	No
Date Incurred:	05/01/2008
FY of Last Payment:	2022

### 2014B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	05/02/2014
FY of Last Payment:	2028

**2014 Interfund Loan**

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	12/01/2012
FY of Last Payment:	2016

**Cash Balancing**

Debt/Obligation Type:	Other Debt
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/30/2014
FY of Last Payment:	2014

## Non-Rebates For CORALVILLE CPMI URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	2014B
Tied To Project:	Sedgwick
TIF Expenditure Amount:	355,773
Tied To Debt:	2008C
Tied To Project:	North Fire Station
TIF Expenditure Amount:	11,550
Tied To Debt:	2012 G
Tied To Project:	Medirev
TIF Expenditure Amount:	20,865
Tied To Debt:	2012 C
Tied To Project:	Medirev
TIF Expenditure Amount:	903,290
Tied To Debt:	2009A
Tied To Project:	Youth Sports Complex
TIF Expenditure Amount:	75,000
Tied To Debt:	2014 Interfund Loan
Tied To Project:	Administrative & Maintenance
TIF Expenditure Amount:	801,414
Tied To Debt:	Cash Balancing
Tied To Project:	Administrative & Maintenance

## Jobs For CORALVILLE CPMI URBAN RENEWAL

Project:	Hunter Properties/Pearson
Company Name:	Hunter Properties LLC
Date Agreement Began:	06/23/2003
Date Agreement Ends:	06/23/2013
Number of Jobs Created or Retained:	200
Total Annual Wages of Required Jobs:	5,600,000
Total Estimated Private Capital Investment:	3,480,000
Total Estimated Cost of Public Infrastructure:	0

Project:	TMD / Pearson
Company Name:	TMD LLC
Date Agreement Began:	03/23/2003
Date Agreement Ends:	03/23/2013
Number of Jobs Created or Retained:	150
Total Annual Wages of Required Jobs:	4,500,000
Total Estimated Private Capital Investment:	6,600,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Corridor Office Solutions/Noel-Levitz
Company Name:	Corridor Office Solutions
Date Agreement Began:	08/22/2007
Date Agreement Ends:	08/22/2017
Number of Jobs Created or Retained:	30
Total Annual Wages of Required Jobs:	2,025,000
Total Estimated Private Capital Investment:	1,500,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Emrico Properties/LMS
Company Name:	Emrico Properties/LMS North America
Date Agreement Began:	03/05/2008
Date Agreement Ends:	03/05/2018
Number of Jobs Created or Retained:	33
Total Annual Wages of Required Jobs:	2,165,550
Total Estimated Private Capital Investment:	1,100,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Medirev
Company Name:	MediRevv
Date Agreement Began:	12/20/2011
Date Agreement Ends:	12/20/2021
Number of Jobs Created or Retained:	123
Total Annual Wages of Required Jobs:	4,182,738
Total Estimated Private Capital Investment:	2,392,000
Total Estimated Cost of Public Infrastructure:	577,691



## TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)  
 Urban Renewal Area: CORALVILLE CPMI URBAN RENEWAL (52002)  
 TIF Taxing District Name: CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR - CPMI TIF INCREMENT  
 TIF Taxing District Inc. Number: 52116

TIF Taxing District Base Year:	1989	<b>UR Designation</b>
FY TIF Revenue First Received:	1992	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 06/1989

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,372,100	0	0	0	5,372,100	0	5,372,100
Taxable	0	0	5,372,100	0	0	0	5,372,100	0	5,372,100
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	5,372,100	5,372,100	0	0

FY 2014 TIF Revenue Received: 1,500,180

## TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)  
 Urban Renewal Area: CORALVILLE CPMI URBAN RENEWAL (52002)  
 TIF Taxing District Name: CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR - CADSI TIF INCREMENT  
 TIF Taxing District Inc. Number: 52152

TIF Taxing District Base Year:	1989	<b>UR Designation</b>
FY TIF Revenue First Received:	1992	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 06/1989

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,847,600	0	0	0	1,847,600	0	1,847,600
Taxable	0	0	1,847,600	0	0	0	1,847,600	0	1,847,600
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	1,847,600	1,847,600	0	0

FY 2014 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

### TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)  
 Urban Renewal Area: CORALVILLE CPMI URBAN RENEWAL (52002)  
 TIF Taxing District Name: CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR - NEURAL TIF  
 INCREMENT  
 TIF Taxing District Inc. Number: 52154  
 TIF Taxing District Base Year: 1989  
 FY TIF Revenue First Received: 1992  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1989

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,169,700	0	0	0	2,169,700	0	2,169,700
Taxable	0	0	2,169,700	0	0	0	2,169,700	0	2,169,700
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	2,169,700	2,169,700	0	0

FY 2014 TIF Revenue Received: 60,590

### TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)  
 Urban Renewal Area: CORALVILLE CPMI URBAN RENEWAL (52002)  
 TIF Taxing District Name: CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR - URO SURGE TIF  
 INCREMENT  
 TIF Taxing District Inc. Number: 52158  
 TIF Taxing District Base Year: 1989  
 FY TIF Revenue First Received: 1992  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1989

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,724,100	0	0	0	1,724,100	0	1,724,100
Taxable	0	0	1,724,100	0	0	0	1,724,100	0	1,724,100
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	1,724,100	1,724,100	0	0

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)  
 Urban Renewal Area: CORALVILLE CPMI URBAN RENEWAL (52002)  
 TIF Taxing District Name: CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR-NCS TIF INCREMENT  
 TIF Taxing District Inc. Number: 52213

TIF Taxing District Base Year: 1989  
 FY TIF Revenue First Received: 1992  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1989

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	6,600,000	0	0	0	6,600,000	0	6,600,000
Taxable	0	0	6,600,000	0	0	0	6,600,000	0	6,600,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	6,600,000	6,600,000	0	0

FY 2014 TIF Revenue Received: 184,308

## TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)  
 Urban Renewal Area: CORALVILLE CPMI URBAN RENEWAL (52002)  
 TIF Taxing District Name: CORALVILLE CITY/IOWA CITY SCH/OAKDALE UR-OAKDALE SYSTEMS TIF INCREMENT  
 TIF Taxing District Inc. Number: 52215

TIF Taxing District Base Year: 1989  
 FY TIF Revenue First Received: 1992  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1989

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	525,000	0	0	0	525,000	0	525,000
Taxable	0	0	525,000	0	0	0	525,000	0	525,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	525,000	525,000	0	0

FY 2014 TIF Revenue Received: 15,229

## TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)  
 Urban Renewal Area: CORALVILLE CPMI URBAN RENEWAL (52002)  
 TIF Taxing District Name: CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR-TMD TIF INCR  
 TIF Taxing District Inc. Number: 52265

TIF Taxing District Base Year:	1989		<b>UR Designation</b>
FY TIF Revenue First Received:	1992	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	06/1989

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,629,800	0	0	0	3,629,800	0	3,629,800
Taxable	0	0	3,629,800	0	0	0	3,629,800	0	3,629,800
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	3,629,800	3,629,800	0	0

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)  
 Urban Renewal Area: CORALVILLE CPMI URBAN RENEWAL (52002)  
 TIF Taxing District Name: CORALVILLE CITY/IOWA CITY SCH/OAKDALE UR 4TH AMD TIF INCREMENT  
 TIF Taxing District Inc. Number: 52290

TIF Taxing District Base Year:	2005		<b>UR Designation</b>
FY TIF Revenue First Received:	2008	Slum	No
Subject to a Statutory end date?	Yes	Blighted	No
Fiscal year this TIF Taxing District statutorily ends:	2027	Economic Development	08/2005

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,445,630	0	0	0	3,445,630	0	3,445,630
Taxable	0	0	3,445,630	0	0	0	3,445,630	0	3,445,630
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	338,308	3,107,322	3,107,322	0	0

FY 2014 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

### TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)  
 Urban Renewal Area: CORALVILLE CPMI URBAN RENEWAL (52002)  
 TIF Taxing District Name: CORALVILLE CITY AG/IOWA CITY SCH/OAKDALE UR 4TH AMD TIF AG INCREMENT  
 TIF Taxing District Inc. Number: 52292  
 TIF Taxing District Base Year: 2005  
 FY TIF Revenue First Received: 2008  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2005

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	23,269	0	0	0	0	0	23,269	0	23,269
Taxable	13,945	0	0	0	0	0	13,945	0	13,945
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	42,324	0	0	0	0

FY 2014 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)  
 Urban Renewal Area: CORALVILLE CPMI URBAN RENEWAL (52002)  
 TIF Taxing District Name: CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR INCREMENT  
 TIF Taxing District Inc. Number: 52310  
 TIF Taxing District Base Year: 1989  
 FY TIF Revenue First Received: 1992  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1989

#### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,766,400	0	0	0	2,766,400	0	2,766,400
Taxable	0	0	2,766,400	0	0	0	2,766,400	0	2,766,400
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	2,766,400	2,766,400	0	0

FY 2014 TIF Revenue Received: 77,253

## TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)  
 Urban Renewal Area: CORALVILLE CPMI URBAN RENEWAL (52002)  
 TIF Taxing District Name: CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR-BIOVENTURES  
 INCREMENT

TIF Taxing District Inc. Number: 52324

TIF Taxing District Base Year: 1989

FY TIF Revenue First Received: 1992

Subject to a Statutory end date? No

	UR Designation
Slum	No
Blighted	No
Economic Development	06/1989

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	12,000,000	0	0	0	12,000,000	0	12,000,000
Taxable	0	0	12,000,000	0	0	0	12,000,000	0	12,000,000
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	12,000,000	12,000,000	0	0

FY 2014 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: CORALVILLE (52G481)  
 Urban Renewal Area: CORALVILLE 12TH AVE URBAN RENEWAL  
 UR Area Number: 52007  
 UR Area Creation Date: 12/1992

UR Area Purpose: To Preserve and create an environment within the area which will protect the health, safety and general welfare of the residents of the City of Coralville.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CORALVILLE CITY/IOWA CITY SCH/CORALVILLE 12TH AVE UR TIF INCREMENT	52134	52135	40,632,907
CORALVILLE CITY/IOWA CITY SCH/CORALVILLE 12TH AVE UR 1994 AMEND TIF INCREMENT	52140	52141	94,780
CORALVILLE CITY/IOWA CITY SCH/CORALVILLE 12TH AVE UR 1996 AMEND ONE TIF INCREMENT	52159	52160	4,515,070
CORALVILLE CITY/IOWA CITY SCH/CORALVILLE 12TH AVE UR 1996 AMEND TWO TIF INCREMENT	52161	52162	16,013,331
CORALVILLE CITY/IOWA CITY SCH/CORALVILLE 12TH AVE UR 1996 AMEND THREE TIF INCREMENT	52163	52164	12,306,740

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	28,965,920	80,278,490	40,800	0	-9,260	109,275,950	0	109,275,950
Taxable	0	15,298,664	80,278,490	40,800	0	-9,260	95,608,694	0	95,608,694
Homestead Credits									21

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** **-73,490** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 2,133,844  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 2,397,270  
**Total Revenue: 4,531,114**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 2,628,890  
 Returned to County Treasurer: 0  
**Total Expenditures: 2,628,890**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** **1,828,734** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For CORALVILLE 12TH AVE URBAN RENEWAL

### Center for Performing Arts

Description:	Construct Center for Performing Arts building to house theater and admin office space and coralvision offices
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

### Flood Properties

Description:	Purchase 2008 flood properties
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

### Erin Arms Apartments

Description:	Purchase flooded property and rehabilitate
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

### Land Acquisition

Description:	Purchase property for road and development
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

### 12th Avenue

Description:	Construction of 12th Avenue from 5th Street to Hwy6
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

### Administrative & Maintenance

Description:	Administrative expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes



# Debts/Obligations For CORALVILLE 12TH AVE URBAN RENEWAL

## 2009K

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,905,000
Interest:	1,031,505
Total:	2,936,505
Annual Appropriation?:	No
Date Incurred:	05/01/2009
FY of Last Payment:	2029

## 2010A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	540,000
Interest:	24,900
Total:	564,900
Annual Appropriation?:	No
Date Incurred:	05/01/2010
FY of Last Payment:	2019

## 2011D-1

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	7,185,000
Interest:	3,834,670
Total:	11,019,670
Annual Appropriation?:	Yes
Date Incurred:	07/01/2011
FY of Last Payment:	2031

## 2009E

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,205,000
Interest:	167,084
Total:	1,372,084
Annual Appropriation?:	No
Date Incurred:	05/01/2009
FY of Last Payment:	2029

## 2011A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,070,000
Interest:	85,213
Total:	2,155,213
Annual Appropriation?:	No
Date Incurred:	03/22/2011
FY of Last Payment:	2017

## 2011 F

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	10,005,000
Interest:	3,562,515
Total:	13,567,515
Annual Appropriation?:	Yes
Date Incurred:	06/26/2011
FY of Last Payment:	2030

## 2011 K

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,050,000
Interest:	775,000
Total:	3,825,000
Annual Appropriation?:	Yes
Date Incurred:	11/01/2011
FY of Last Payment:	2023

## 2008C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,455,000
Interest:	264,108
Total:	1,719,108
Annual Appropriation?:	No
Date Incurred:	05/01/2008
FY of Last Payment:	2022

## Non-Rebates For CORALVILLE 12TH AVE URBAN RENEWAL

TIF Expenditure Amount:	170,060
Tied To Debt:	2009K
Tied To Project:	Erin Arms Apartments

TIF Expenditure Amount:	186,200
Tied To Debt:	2010A
Tied To Project:	Land Acquisition

TIF Expenditure Amount:	720,832
Tied To Debt:	2011D-1
Tied To Project:	12th Avenue

TIF Expenditure Amount:	310,212
Tied To Debt:	2009E
Tied To Project:	12th Avenue

TIF Expenditure Amount:	256,688
Tied To Debt:	2011A
Tied To Project:	12th Avenue

TIF Expenditure Amount:	646,170
Tied To Debt:	2011 F
Tied To Project:	Center for Performing Arts

TIF Expenditure Amount:	106,500
Tied To Debt:	2011 K
Tied To Project:	Center for Performing Arts

TIF Expenditure Amount:	232,228
Tied To Debt:	2008C
Tied To Project:	Land Acquisition

## TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)  
 Urban Renewal Area: CORALVILLE 12TH AVE URBAN RENEWAL (52007)  
 TIF Taxing District Name: CORALVILLE CITY/IOWA CITY SCH/CORALVILLE 12TH AVE UR TIF  
 INCREMENT  
 TIF Taxing District Inc. Number: 52135  
 TIF Taxing District Base Year: 1991  
 FY TIF Revenue First Received: 1994  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1992

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,849,700	37,808,000	0	0	-3,704	46,653,996	0	46,653,996
Taxable	0	4,674,081	37,808,000	0	0	-3,704	42,478,377	0	42,478,377
Homestead Credits									3

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	6,024,793	40,632,907	40,632,907	0	0

FY 2014 TIF Revenue Received: 1,178,643

## TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)  
 Urban Renewal Area: CORALVILLE 12TH AVE URBAN RENEWAL (52007)  
 TIF Taxing District Name: CORALVILLE CITY/IOWA CITY SCH/CORALVILLE 12TH AVE UR 1994 AMEND  
 TIF INCREMENT  
 TIF Taxing District Inc. Number: 52141  
 TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1996  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1994

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	251,500	0	0	0	0	251,500	0	251,500
Taxable	0	132,834	0	0	0	0	132,834	0	132,834
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	156,720	94,780	94,780	0	0

FY 2014 TIF Revenue Received: 2,749

## TIF Taxing District Data Collection

Local Government Name:	CORALVILLE (52G481)
Urban Renewal Area:	CORALVILLE 12TH AVE URBAN RENEWAL (52007)
TIF Taxing District Name:	CORALVILLE CITY/IOWA CITY SCH/CORALVILLE 12TH AVE UR 1996 AMEND
ONE TIF INCREMENT	
TIF Taxing District Inc. Number:	52160
TIF Taxing District Base Year:	1995
FY TIF Revenue First Received:	1998
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2017

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1996

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,859,750	8,421,800	0	0	-3,704	13,277,846	0	13,277,846
Taxable	0	2,566,778	8,421,800	0	0	-3,704	10,984,874	0	10,984,874
Homestead Credits									17

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	8,766,480	4,515,070	4,515,070	0	0

FY 2014 TIF Revenue Received: 130,969

## TIF Taxing District Data Collection

Local Government Name:	CORALVILLE (52G481)
Urban Renewal Area:	CORALVILLE 12TH AVE URBAN RENEWAL (52007)
TIF Taxing District Name:	CORALVILLE CITY/IOWA CITY SCH/CORALVILLE 12TH AVE UR 1996 AMEND
TWO TIF INCREMENT	
TIF Taxing District Inc. Number:	52162
TIF Taxing District Base Year:	1995
FY TIF Revenue First Received:	1998
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2017

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1996

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	15,004,970	17,954,990	40,800	0	-1,852	32,998,908	0	32,998,908
Taxable	0	7,924,971	17,954,990	40,800	0	-1,852	25,918,909	0	25,918,909
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	16,987,429	16,013,331	16,013,331	0	0

FY 2014 TIF Revenue Received: 464,500

## TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)  
 Urban Renewal Area: CORALVILLE 12TH AVE URBAN RENEWAL (52007)  
 TIF Taxing District Name: CORALVILLE CITY/IOWA CITY SCH/CORALVILLE 12TH AVE UR 1996 AMEND  
 THREE TIF INCREMENT  
 TIF Taxing District Inc. Number: 52164  
 TIF Taxing District Base Year: 1995  
 FY TIF Revenue First Received: 1998  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2017

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1996

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	16,093,700	0	0	0	16,093,700	0	16,093,700
Taxable	0	0	16,093,700	0	0	0	16,093,700	0	16,093,700
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	3,786,960	12,306,740	12,306,740	0	0

FY 2014 TIF Revenue Received: 356,983

# ▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## Urban Renewal Area Data Collection

Local Government Name: CORALVILLE (52G481)  
 Urban Renewal Area: CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL  
 UR Area Number: 52026

UR Area Creation Date: 12/1992

UR Area Purpose: To Preserve and create an environment within the area which will protect the health, safety and general welfare of the residents of the City of Coralville.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CORALVILLE CITY/IOWA CITY SCH/CORALVILLE HWY 6 UR TIF INCREMENT	52132	52133	51,300,692
CORALVILLE CITY/IOWA CITY SCH/CORALVILLE HWY 6 UR 1994 AMEND TIF INCREMENT	52138	52139	0
CORALVILLE CITY/CLEAR CREEK SCH/CORALVILLE MALL UR TIF INCREMENT	52166	52167	230,744,301
CORALVILLE CITY/IOWA CITY SCH/CORALVILLE MALL UR TIF INCREMENT	52168	52169	159,072,645
CORALVILLE CITY AG/CLEAR CREEK SCH/CORALVILLE MALL UR TIF INCREMENT	52170	52171	28,017
CORALVILLE CITY/IOWA CITY SCH/CORALVILLE HWY 6 UR 2001 AMEND TIF INCREMENT	52200	52201	22,315,728
CORALVILLE CITY/CLEAR CREEK SCH/MALL-HWY6 UR TIF 2005 AMEND INCREMENT	52268	52269	18,363,391
CORALVILLE CITY AG/CLEAR CREEK SCH/MALL-HWY 6 UR TIF 2005 AMEND INCREMENT	52270	52271	54,211
CORALVILLE CITY/IOWA CITY SCH/MALL-HWY 6 UR TIF 2005 AMEND INCR	52272	52273	0

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	163,065	46,195,220	512,713,289	26,196,490	0	-18,520	585,249,544	0	585,249,544
Taxable	97,729	24,398,800	512,713,289	26,196,490	0	-18,520	563,387,788	0	563,387,788
Homestead Credits									99

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** **3,363,717** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 13,707,672  
 TIF Sp. Revenue Fund Interest: 1,586  
 Asset Sales & Loan Repayments: 2,101,306  
**Total Revenue: 15,810,564**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 17,728,554  
 Returned to County Treasurer: 0  
**Total Expenditures: 17,728,554**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** **1,445,727** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

# Projects For CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL

## Gerdin Development Agreement

Description:	Rebate portion of property tax for building improvements
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

## Iowa River Landing Redevelopment

Description:	Redevelop Old Industrial Park - Iowa River Landing
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Backpocket Brewery

Description:	Reimburse Brewery for construction per Lease agreement
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

## U of I Medical Office Building

Description:	Infrastructure to serve U of I Medical Office Building
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

## Parking Ramp - U of I Medical Office Building

Description:	Construct parking ramp to serve U of I Medical Office Building
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

## RiverBend Development

Description:	Rebate portion of property tax for new development in Iowa River Landing
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	Yes

## Anderson Development



Description:	Rebate portion of property tax for new development Coral North
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

## **Marriott Hotel & Conference Center**

Description:	Construct Marriott Hotel & Convention Center
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	Yes

## **Property Acquisition - Iowa River Landing**

Description:	Purchase property for purpose of redevelopment
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

## **Flood 2008 Property Purchase**

Description:	Purchase Flood Properties
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

## **Integrated DNA**

Description:	Economic Development Grant
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

## **CIVCO**

Description:	Economic Development Grant
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

## **PMP Properties**

Description:	LLC Protek Industrial & Manufacturing
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

## **Motor Court**

Description:	Construct Motor Court at Marriott Hotel & Convention Center
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes

Payments Complete:	Yes
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## Utility Relocation

Description:	Relocate utilities in Iowa River Landing - MCI, Magellan, Mid-American
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Adult Softball Complex

Description:	Acquire land and construct an adult softball complex Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	Yes

## Wetlands Phase 1

Description:	Construct wetlands phase 1 - Iowa River Landing
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Terrace - Marriott Hotel & Convention Center

Description:	Construct terrace at Marriott Hotel & Convention Center Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	Yes

## Monuments & Clock Tower

Description:	Construct monuments and clock tower roundabout - Iowa River Landing
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## 1st Avenue Reconstruction

Description:	1st Avenue & 9th Street Intersection and Quarry Road (RISE project)
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Ramada Inn Demolition

Description:	Reimburse developer for demolition of Ramada Inn for redevelopment
Classification:	Commercial - retail

Created: Wed Jan 07 20:27:09 CST 2015

Physically Complete:	Yes
Payments Complete:	Yes

## Land Acquisition

Description:	Land acquisition for redevelopment in Iowa River Landing
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Parking Ramp & Surface Lot

Description:	Construct parking ramp and surface lot to serve Marriott Hotel & Convention Center and Iowa River Landing
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

## Real Estate Contract - Briskey

Description:	Purchase Property (Briskey) on 1st Avenue for redevelopment
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

## Real Estate Contract - Brogla

Description:	Property acquisition (Brogla) on 1st Avenue for redevelopment
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

## Corridor Business Journal

Description:	Rebate for new development in Iowa River Landing
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

## Administrative & Maintenance

Description:	Area administrative and maintenance expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

## Debts/Obligations For CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL

### 2010E

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	700,000
Interest:	595,000
Total:	1,295,000
Annual Appropriation?:	No
Date Incurred:	05/01/2010
FY of Last Payment:	2030

### 2010C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,605,000
Interest:	3,585,173
Total:	7,190,173
Annual Appropriation?:	No
Date Incurred:	05/01/2010
FY of Last Payment:	2030

### 2010A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	240,000
Interest:	22,572
Total:	262,572
Annual Appropriation?:	No
Date Incurred:	05/01/2010
FY of Last Payment:	2019

### 2011D-1

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	11,385,000
Interest:	3,898,816
Total:	15,283,816
Annual Appropriation?:	Yes
Date Incurred:	07/01/2011
FY of Last Payment:	2031

### 2009E

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,400,000
Interest:	1,297,888
Total:	3,697,888
Annual Appropriation?:	No

Date Incurred:	05/01/2009
FY of Last Payment:	2029

## 2006 D

Debt/Obligation Type:	Other Debt
Principal:	42,540,000
Interest:	21,705,763
Total:	64,245,763
Annual Appropriation?:	Yes
Date Incurred:	08/01/2006
FY of Last Payment:	2025

## 2011 C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	12,730,000
Interest:	5,123,338
Total:	17,853,338
Annual Appropriation?:	No
Date Incurred:	01/01/2000
FY of Last Payment:	2031

## 2012 F

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	6,000,000
Interest:	5,117,500
Total:	11,117,500
Annual Appropriation?:	Yes
Date Incurred:	05/01/2012
FY of Last Payment:	2032

## 2012 G

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,445,000
Interest:	22,750
Total:	1,467,750
Annual Appropriation?:	No
Date Incurred:	06/29/2012
FY of Last Payment:	2022

## Briskey - Real Estate Contract

Debt/Obligation Type:	Other Debt
Principal:	400,000
Interest:	0
Total:	400,000
Annual Appropriation?:	No
Date Incurred:	10/27/2009
FY of Last Payment:	2014

## 2012J

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,480,000
Interest:	2,947,175
Total:	8,427,175
Annual Appropriation?:	Yes
Date Incurred:	11/29/2012
FY of Last Payment:	2032

## Riverbend

Debt/Obligation Type:	Rebates
Principal:	4,200,000
Interest:	0
Total:	4,200,000
Annual Appropriation?:	Yes
Date Incurred:	08/10/2010
FY of Last Payment:	2025

## Coral North/Anderson

Debt/Obligation Type:	Rebates
Principal:	1,381,261
Interest:	258,725
Total:	1,639,986
Annual Appropriation?:	Yes
Date Incurred:	05/08/2007
FY of Last Payment:	2018

## 2012C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	925,000
Interest:	462,685
Total:	1,387,685
Annual Appropriation?:	No
Date Incurred:	06/29/2012
FY of Last Payment:	3031

## 2007C

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	29,985,000
Interest:	26,516,656
Total:	56,501,656
Annual Appropriation?:	Yes
Date Incurred:	05/01/2007
FY of Last Payment:	2047

## 2008D

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,450,000
Interest:	1,457,625
Total:	4,907,625

Annual Appropriation?:	No
Date Incurred:	05/01/2008
FY of Last Payment:	2027

## 2008G

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	570,000
Interest:	116,850
Total:	686,850
Annual Appropriation?:	No
Date Incurred:	05/01/2008
FY of Last Payment:	2018

## 2010G

Debt/Obligation Type:	Other Debt
Principal:	1,162,875
Interest:	58,144
Total:	1,221,019
Annual Appropriation?:	No
Date Incurred:	10/01/2010
FY of Last Payment:	2015

## 2011E

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	25,085,000
Interest:	5,461,750
Total:	30,546,750
Annual Appropriation?:	Yes
Date Incurred:	05/01/2011
FY of Last Payment:	2024

## 2014C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	11,000,000
Interest:	2,886,163
Total:	13,886,163
Annual Appropriation?:	Yes
Date Incurred:	06/02/2014
FY of Last Payment:	2025

## 2014D

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,915,000
Interest:	6,758,125
Total:	11,673,125
Annual Appropriation?:	No
Date Incurred:	04/30/2014
FY of Last Payment:	2034

## 2014F

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,620,000
Interest:	1,457,795
Total:	3,077,795
Annual Appropriation?:	No
Date Incurred:	06/02/2014
FY of Last Payment:	2034

## 2014H

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	7,080,000
Interest:	5,394,773
Total:	12,474,773
Annual Appropriation?:	No
Date Incurred:	06/30/2014
FY of Last Payment:	2034

## 2014I

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,000,000
Interest:	3,750,000
Total:	8,750,000
Annual Appropriation?:	No
Date Incurred:	06/01/2014
FY of Last Payment:	2034

## 2014 Stormwater SRF

Debt/Obligation Type:	Other Debt
Principal:	1,269,520
Interest:	266,109
Total:	1,535,629
Annual Appropriation?:	No
Date Incurred:	05/23/2014
FY of Last Payment:	2028

## 2014 Interfund Loan

Debt/Obligation Type:	Internal Loans
Principal:	1,800,000
Interest:	0
Total:	1,800,000
Annual Appropriation?:	No
Date Incurred:	12/01/2012
FY of Last Payment:	2014

## Heartland/Commerce (Anderson)

Debt/Obligation Type:	Rebates
Principal:	3,474,333



Interest:	1,519,736
Total:	4,994,069
Annual Appropriation?:	Yes
Date Incurred:	04/01/2013
FY of Last Payment:	2028

**Hawkeye RediMix - RE contract**

Debt/Obligation Type:	Other Debt
Principal:	3,050,000
Interest:	303,425
Total:	3,353,425
Annual Appropriation?:	No
Date Incurred:	11/14/2012
FY of Last Payment:	2019

## Non-Rebates For CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL

TIF Expenditure Amount: 35,000  
 Tied To Debt: 2010E  
 Tied To Project: U of I Medical Office Building

TIF Expenditure Amount: 210,893  
 Tied To Debt: 2010C  
 Tied To Project: Backpacket Brewery

TIF Expenditure Amount: 3,152,288  
 Tied To Debt: 2006 D  
 Tied To Project: Backpacket Brewery

TIF Expenditure Amount: 461,413  
 Tied To Debt: 2011 C  
 Tied To Project: U of I Medical Office Building

TIF Expenditure Amount: 281,250  
 Tied To Debt: 2012 F  
 Tied To Project: Iowa River Landing  
 Redevelopment

TIF Expenditure Amount: 200,000  
 Tied To Debt: Briskey - Real Estate Contract  
 Tied To Project: Iowa River Landing  
 Redevelopment

TIF Expenditure Amount: 327,996  
 Tied To Debt: Coral North/Anderson  
 Tied To Project: U of I Medical Office Building

TIF Expenditure Amount: 28,860  
 Tied To Debt: 2012C  
 Tied To Project: 1st Avenue Reconstruction

TIF Expenditure Amount: 62,262  
 Tied To Debt: 2010A  
 Tied To Project: Property Acquisition - Iowa River  
 Landing

TIF Expenditure Amount: 1,474,818  
 Tied To Debt: 2011D-1  
 Tied To Project: Iowa River Landing  
 Redevelopment

TIF Expenditure Amount: 98,376  
 Tied To Debt: 2009E  
 Tied To Project: Marriott Hotel & Conference  
 Center

TIF Expenditure Amount:	629,450
Tied To Debt:	2012 G
Tied To Project:	Land Acquisition
TIF Expenditure Amount:	229,350
Tied To Debt:	2012J
Tied To Project:	Backpocket Brewery
TIF Expenditure Amount:	3,621,656
Tied To Debt:	2007C
Tied To Project:	Marriott Hotel & Conference Center
TIF Expenditure Amount:	408,250
Tied To Debt:	2008D
Tied To Project:	Property Acquisition - Iowa River Landing
TIF Expenditure Amount:	23,370
Tied To Debt:	2008G
Tied To Project:	Marriott Hotel & Conference Center
TIF Expenditure Amount:	29,072
Tied To Debt:	2010G
Tied To Project:	Iowa River Landing Redevelopment
TIF Expenditure Amount:	4,654,250
Tied To Debt:	2011E
Tied To Project:	Iowa River Landing Redevelopment
TIF Expenditure Amount:	0
Tied To Debt:	2014C
Tied To Project:	Iowa River Landing Redevelopment
TIF Expenditure Amount:	0
Tied To Debt:	2014D
Tied To Project:	Flood 2008 Property Purchase
TIF Expenditure Amount:	0
Tied To Debt:	2014F
Tied To Project:	Iowa River Landing Redevelopment
TIF Expenditure Amount:	0
Tied To Debt:	2014H
Tied To Project:	Iowa River Landing Redevelopment
TIF Expenditure Amount:	0
Tied To Debt:	2014I
Tied To Project:	Iowa River Landing Redevelopment

TIF Expenditure Amount:	0
Tied To Debt:	2014 Stormwater SRF
Tied To Project:	Iowa River Landing Redevelopment
TIF Expenditure Amount:	1,800,000
Tied To Debt:	2014 Interfund Loan
Tied To Project:	Administrative & Maintenance
TIF Expenditure Amount:	0
Tied To Debt:	Heartland/Commerce (Anderson)
Tied To Project:	Anderson Development

## Rebates For CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL

### Marriott Hotel & Conference Ctr

TIF Expenditure Amount:	0
Rebate Paid To:	Marriott Hotel & Conference Center
Tied To Debt:	Briskey - Real Estate Contract
Tied To Project:	Iowa River Landing Redevelopment
Projected Final FY of Rebate:	2021

## Jobs For CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL

Project:	Anderson Development
Company Name:	Integrated DNA Properties
Date Agreement Began:	10/20/2011
Date Agreement Ends:	10/20/2021
Number of Jobs Created or Retained:	424
Total Annual Wages of Required Jobs:	13,325,896
Total Estimated Private Capital Investment:	8,003,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Integrated DNA
Company Name:	PMP Properties, LLC/Protek
Date Agreement Began:	06/01/2006
Date Agreement Ends:	06/01/2016
Number of Jobs Created or Retained:	21
Total Annual Wages of Required Jobs:	671,937
Total Estimated Private Capital Investment:	2,500,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Marriott Hotel & Conference Center
Company Name:	Bilam Properties/CIVCO
Date Agreement Began:	03/08/2011
Date Agreement Ends:	03/08/2021
Number of Jobs Created or Retained:	40
Total Annual Wages of Required Jobs:	1,664,000
Total Estimated Private Capital Investment:	1,100,000
Total Estimated Cost of Public Infrastructure:	0

# ▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)  
 Urban Renewal Area: CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL (52026)  
 TIF Taxing District Name: CORALVILLE CITY/IOWA CITY SCH/CORALVILLE HWY 6 UR TIF INCREMENT  
 TIF Taxing District Inc. Number: 52133

TIF Taxing District Base Year: 1991  
 FY TIF Revenue First Received: 1994  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1992

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,798,700	80,267,789	2,160,540	0	0	84,227,029	0	84,227,029
Taxable	0	950,012	80,267,789	2,160,540	0	0	83,378,341	0	83,378,341
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	32,926,337	51,300,692	51,300,692	0	0

FY 2014 TIF Revenue Received: 1,488,084

## TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)  
 Urban Renewal Area: CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL (52026)  
 TIF Taxing District Name: CORALVILLE CITY/IOWA CITY SCH/CORALVILLE HWY 6 UR 1994 AMEND TIF INCREMENT  
 TIF Taxing District Inc. Number: 52139

TIF Taxing District Base Year: 1993  
 FY TIF Revenue First Received: 1996  
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	04/1994

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	271,830	359,300	0	0	0	631,130	0	631,130
Taxable	0	143,571	359,300	0	0	0	502,871	0	502,871
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,905,460	0	0	0	0

FY 2014 TIF Revenue Received: 0

# ▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## TIF Taxing District Data Collection

Local Government Name:	CORALVILLE (52G481)
Urban Renewal Area:	CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL (52026)
TIF Taxing District Name:	CORALVILLE CITY/CLEAR CREEK SCH/CORALVILLE MALL UR TIF INCREMENT
TIF Taxing District Inc. Number:	52167
TIF Taxing District Base Year:	1996
FY TIF Revenue First Received:	1999
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2018

	UR Designation
Slum	No
Blighted	No
Economic Development	02/1997

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,334,300	230,580,870	22,475,650	0	0	257,390,820	0	257,390,820
Taxable	0	2,289,231	230,580,870	22,475,650	0	0	255,345,751	0	255,345,751
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	26,646,518	230,744,302	230,744,301	1	0

FY 2014 TIF Revenue Received: 6,443,627

## TIF Taxing District Data Collection

Local Government Name:	CORALVILLE (52G481)
Urban Renewal Area:	CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL (52026)
TIF Taxing District Name:	CORALVILLE CITY/IOWA CITY SCH/CORALVILLE MALL UR TIF INCREMENT
TIF Taxing District Inc. Number:	52169
TIF Taxing District Base Year:	1996
FY TIF Revenue First Received:	1999
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2018

	UR Designation
Slum	No
Blighted	No
Economic Development	02/1997

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	30,946,490	150,825,440	1,560,300	0	-14,816	183,317,414	0	183,317,414
Taxable	0	16,344,940	150,825,440	1,560,300	0	-14,816	168,715,864	0	168,715,864
Homestead Credits									86

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	24,248,400	159,083,830	159,072,645	11,185	324

FY 2014 TIF Revenue Received: 4,614,236



# ▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## TIF Taxing District Data Collection

Local Government Name:	CORALVILLE (52G481)
Urban Renewal Area:	CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL (52026)
TIF Taxing District Name:	CORALVILLE CITY AG/CLEAR CREEK SCH/CORALVILLE MALL UR TIF INCREMENT
TIF Taxing District Inc. Number:	52171
TIF Taxing District Base Year:	1996
FY TIF Revenue First Received:	1999
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2018

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1997

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	58,865	0	0	0	0	0	58,865	0	58,865
Taxable	35,280	0	0	0	0	0	35,280	0	35,280
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	30,848	28,017	28,017	0	0

FY 2014 TIF Revenue Received: 547

## TIF Taxing District Data Collection

Local Government Name:	CORALVILLE (52G481)
Urban Renewal Area:	CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL (52026)
TIF Taxing District Name:	CORALVILLE CITY/IOWA CITY SCH/CORALVILLE HWY 6 UR 2001 AMEND TIF INCREMENT
TIF Taxing District Inc. Number:	52201
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	2003
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2022

UR Designation	
Slum	07/2001
Blighted	07/2001
Economic Development	No

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,843,900	30,670,030	0	0	-3,704	39,510,226	0	39,510,226
Taxable	0	4,671,046	30,670,030	0	0	-3,704	35,337,372	0	35,337,372
Homestead Credits									10

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	17,196,350	22,317,580	22,315,728	1,852	54

FY 2014 TIF Revenue Received: 647,315

# ▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## TIF Taxing District Data Collection

Local Government Name:	CORALVILLE (52G481)
Urban Renewal Area:	CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL (52026)
TIF Taxing District Name:	CORALVILLE CITY/CLEAR CREEK SCH/MALL-HWY6 UR TIF 2005 AMEND
INCREMENT	
TIF Taxing District Inc. Number:	52269
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2026

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2005

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	20,009,860	0	0	0	20,009,860	0	20,009,860
Taxable	0	0	20,009,860	0	0	0	20,009,860	0	20,009,860
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,646,469	18,363,391	18,363,391	0	0

FY 2014 TIF Revenue Received: 512,805

## TIF Taxing District Data Collection

Local Government Name:	CORALVILLE (52G481)
Urban Renewal Area:	CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL (52026)
TIF Taxing District Name:	CORALVILLE CITY AG/CLEAR CREEK SCH/MALL-HWY 6 UR TIF 2005 AMEND
INCREMENT	
TIF Taxing District Inc. Number:	52271
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2026

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2005

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	104,200	0	0	0	0	0	104,200	0	104,200
Taxable	62,449	0	0	0	0	0	62,449	0	62,449
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	49,989	54,211	54,211	0	0

FY 2014 TIF Revenue Received: 1,058

## TIF Taxing District Data Collection

Local Government Name:	CORALVILLE (52G481)
Urban Renewal Area:	CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL (52026)
TIF Taxing District Name:	CORALVILLE CITY/IOWA CITY SCH/MALL-HWY 6 UR TIF 2005 AMEND INCR
TIF Taxing District Inc. Number:	52273
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2026

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2005

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	0	0	0	0	0

FY 2014 TIF Revenue Received: 0